



Faubourg Freret I Retail Space

4537 Freret Street | New Orleans, LA



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OVERVIEW

Be a part of the Freret Street revitalization. The Faubourg Freret is a new mixed use development on Freret Street with 13,300 SF of ground floor retail space and 30+ apartments on upper floors. The development will include the redevelopment of historic structures as well as new construction.

This is a unique opportunity to get in on the ground floor of one of Uptown's premier mixed use developments. All retail spaces will have high ceilings, clear span layouts, service alleys, low operating costs, and all the modern day amenities retailers desire.

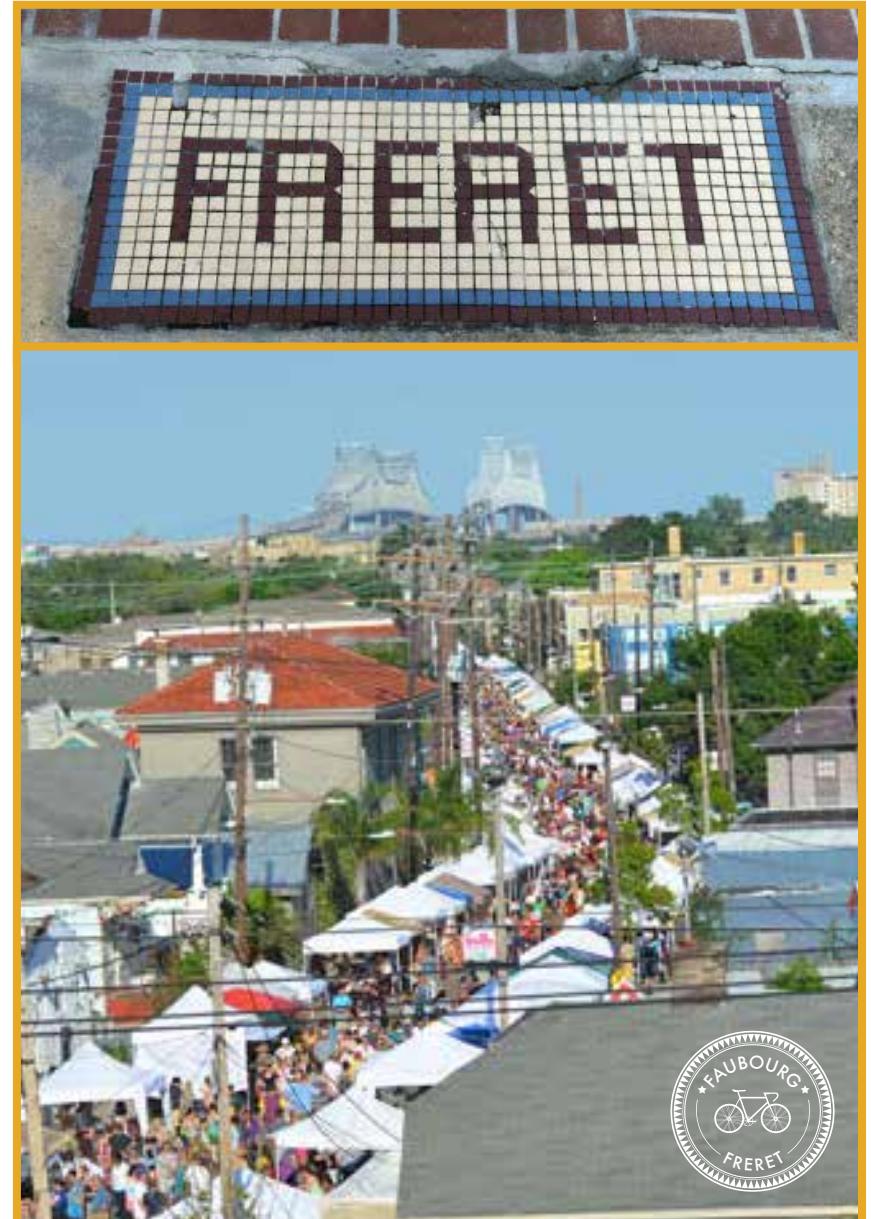
With over 40 different retail businesses, the USA Today recently touted that "under-the-radar Freret Street has seen an epic revitalization. It is now a go-to spot for food, drink, nightlife and festivals."

Zoning: B-1A

2013 DEMOGRAPHICS

	1 mile	2 mile
Estimated Population	31,038	97,081
Average Household Income	\$86,487	\$77,396

Freret is about 1/2 mile from Tulane and Loyola Universities which have a combine enrollment of 18,000+ students. This population is not factored into above demographics.



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THE CORNER STORE

The corner store is the anchor of the Faubourg Freret development. The building is 2 stories with potential roof top access via an elevator. Ground floor ceiling height is about 15'. Building could be used as commercial on second floor and roof top as well.

First Floor: 3,500 SF
Second Floor: 2,650 SF
Rooftop: 3,000 SF

Rental Rate: \$30 - \$35

Available: Immediately



NEW CONSTRUCTION

Directly adjacent to the corner store will be approximately 9,800 SF of newly constructed ground floor retail space. The new building will be 70' deep by 20'-60' wide (1400 SF - 4200 SF). Ceilings will be 12' and there will be service entrance at rear of space.

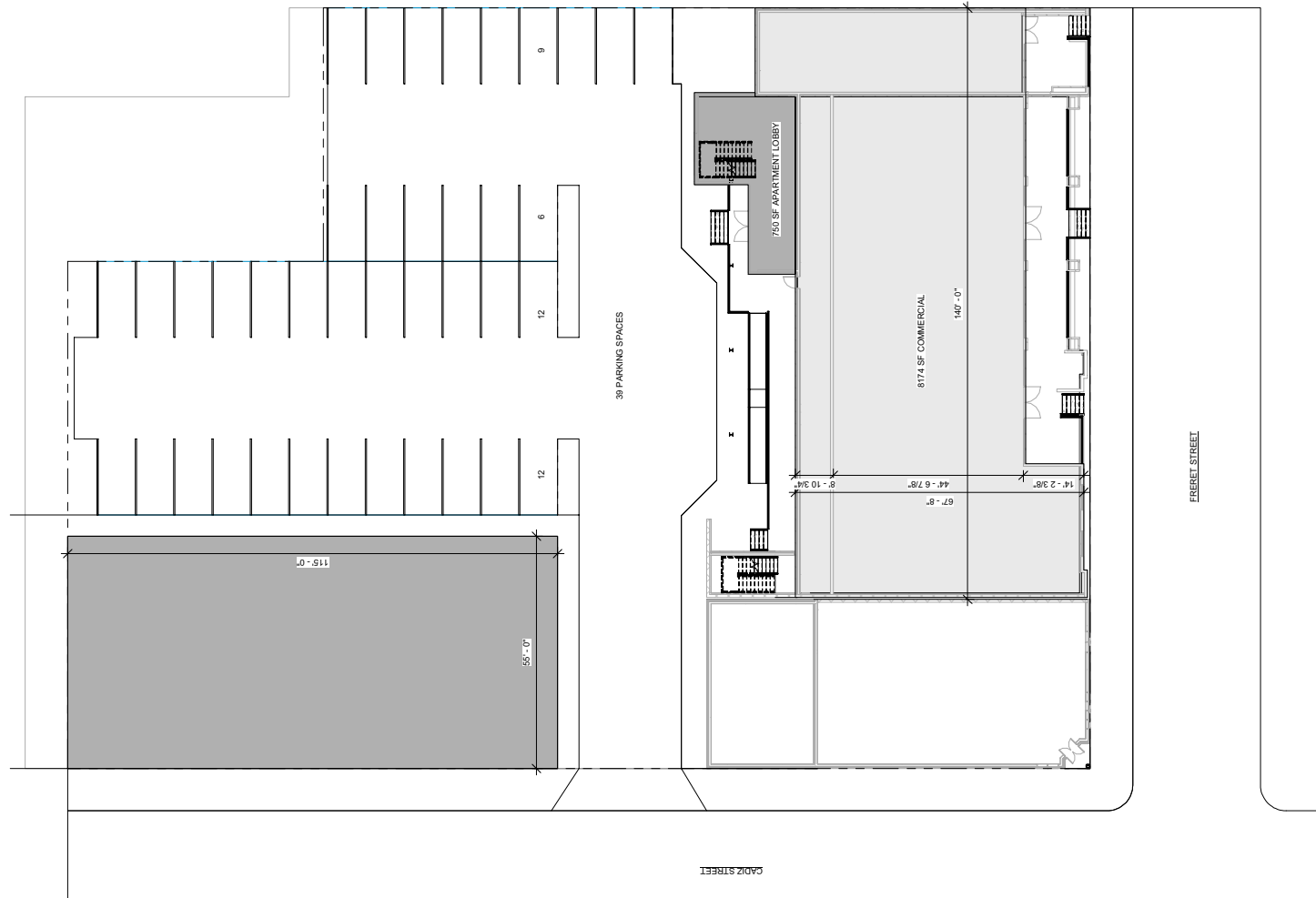
Total Size: 9,800 SF (140' x 70')
Minimum Size: 1400 SF (20' x 70')

Rental Rate: \$30 - \$35

Available: Jan 1, 2016



SITE PLAN



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AERIAL MAP



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Additional information may be obtained from the Lessor's exclusive representatives:

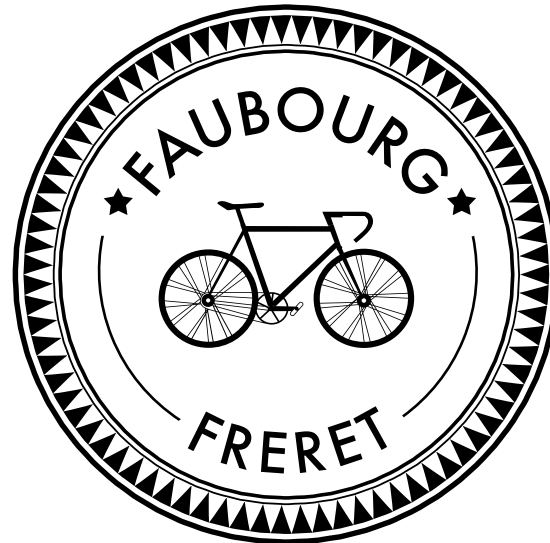


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